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HAMILTON BEACH NEIGHBOURHOOD  
PLAN - DRAFT VERSION







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HAMILTON BEACH  
NEIGHBOURHOOD PLAN

Prepared by the Hamilton  
Beach Advisory Committee

Planning and Development Department  
Region of Hamilton Wentworth

September, 1991


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## HAMILTON BEACH NEIGHBOURHOOD PLAN

### I PURPOSE

The Hamilton Beach Neighbourhood Plan has been prepared to provide a guide for the future development of the Beach. It defines the location and density of each land use type, and provides a description of the manner in which these uses are to be developed. The plan builds on the many positive features of the Beach, such as its natural features, unique character and variety of housing types.

### II BACKGROUND

Hamilton Beach is a 4.5 km (2.8 mile) long strip of land, 138 hectares (340 acres) in area, which extends between east Hamilton and the boundary with Burlington at the Ship Canal. The residential neighbourhood varies between 200 m and 300 m (650 - 1,000 ft.) in width. The area is presently home to over 1,170 people, living in 480 dwelling units, of which about 70% are single family homes and the remainder converted duplexes, triplexes, etc. About 68% of the housing units are owner occupied.

The Beach is a readily identifiable neighbourhood, physically separated from other residential areas in Hamilton. It has a strong sense of community and history, a variety of attractive architectural styles within the setting of lake views and Beach front, and an active neighbourhood association.

These lands have always provided an important strategic link, since they form part of a land bridge between east Hamilton and Burlington. The construction of various transportation facilities and utility corridors on the Beach, such as the former C.N. railway line, the Q.E.W. Highway, the Skyway Bridge and Ontario Hydro transmission lines have helped determine the character of the Beach.

There have been many changes in the use of these lands, which have included fishing and recreation, summer cottages and a self-contained residential community. For a number of years this area was in the process of being turned into a park. The summer homes which were prevalent at the turn of the century resulted in the formation of a permanent residential community during the decades following 1920. By the early 1960's there were numerous commercial and recreational uses within a stable mixed use community. There were also concerns about quality of housing, ground water, flooding, air pollution from the Bayfront industrial area, noise from the Q.E.W., increasing traffic on Beach Boulevard, and lack of main sewers.

A major flood occurred in 1973, and some residents wanted to move from the Beach as a result. This flood, and the difficulty which residents experienced in selling their houses resulted in questions about the suitability of the Beach as a living area in the long term. As a result of these concerns and requests from residents, together with the need for waterfront parkland, the City initiated a property acquisition program in 1974 to purchase properties on a willing seller/willing buyer basis to enable the creation of a City-wide park on the Beach. The program was taken over by the Hamilton Region Conservation Authority in 1975.





The HRCA purchased the properties and leased them to the City for 99 years. The funding was provided approximately 50% by the Region and 50% by the Province, in the amount of up to \$600,000 a year. Then the community reasserted itself and the creation of a city wide park appeared less viable. The Ministry of Transportation and Communications also acquired properties for widening the Q.E.W. A total of approximately 400 properties were in public ownership by 1985, which represented about 40% of the total residential and commercial properties on the Beach.

The program continued until 1985 during which time the consensus of opinion shifted. Local citizen groups lobbied for the preservation of the residential community. It was decided to carry out a full review to determine the feasibility of alternatives to acquisition. This led to the preparation of a guide plan or concept plan.

### III PLANNING POLICIES

The Hamilton Beach Concept Plan was started in 1986 by Moore/George Associates under the direction of the Hamilton Beach Steering Committee, drawn mainly from the City Council and Conservation Authority members. It was completed in September 1987. It confirmed the appropriateness of retaining the residential community.

The Concept Plan recommended that:

- Additional housing of various densities, parks and commercial uses be introduced to supplement the existing residential community;
- A continuous recreation corridor be developed linking the Canal and Confederation Park, with access points for the regional population near both ends of the Beach; and,
- A buffer zone be provided adjacent to the Q.E.W., and lands near the Canal be developed for open space/recreational use.

The preparation of a neighbourhood plan and amendments to the Hamilton Official Plan were also recommended. The Concept Plan was adopted by City Council in November 1987 and by the Hamilton Region Conservation Authority in May 1988.

The Official Plan for the City of Hamilton designates the Beach for "Open Space", reflecting the earlier plans for a major park. An amendment to the Plan, O.P.A. No. 62, was prepared to revise the designation for a portion of the Hamilton Beach area from "Open Space" to "Residential". Special Policy Area 10 was revised to delete most of the Hamilton Beach area, and a new Special Policy 10a was established. Revisions to the policies ensure that appropriate shoreline protection measures are taken within the shore front area, and that townhouses, low rise apartments and mixed commercial/residential uses are encouraged on both sides of Beach Boulevard between Kirk Road and Arden Avenue.







This amendment is currently at the Region, awaiting appeal. The Hamilton Harbour Commissioners requested its referral to the Ontario Municipal Board. In addition, there is an associated Regional O.P.A. No. 44, to amend the Regional Official Plan to reflect the Hamilton Beach Concept Plan. O.P.A. No. 62 has not yet been dealt with by Regional Council, nor has it yet been referred to the Ontario Municipal Board. It will likely be referred to the Board if the objection cannot be resolved. Recent correspondence from the H.H.C. indicates their intent to withdraw their objection to the Regional O.P.A.

A neighbourhood plan is required to refine the land use plan and policies of the Hamilton Beach Concept Plan. The neighbourhood plan addresses issues such as the types and location of different residential and commercial uses, the facilities for waterfront recreation and local parks, approaches for architectural controls and heritage preservation, etc.

#### IV NEIGHBOURHOOD PLANNING PROCESS

The neighbourhood planning process ensures that the public and other stakeholders are fully involved in plan preparation. This process, as outlined in the flowchart in Appendix B, includes:

- Collection and compilation of background information on all relevant planning aspects;
- Establishment of an Advisory Committee consisting of residents, politicians, staff and others to review background information, hear technical presentations, identify planning issues and formulate proposed strategies;
- Preparation of draft plan (proposed land use options and draft policies) derived from discussions and presentations to the Advisory Committee;
- Review of draft plan by technical departments and the Advisory Committee;
- Presentation of draft plan at public meeting to invite comments from the general public;
- Adoption of final Neighbourhood Plan by Planning and Development Committee and City Council; and,
- Implementation of Neighbourhood Plan by means such as amendments to Official Plan, Zoning By-Law, and actions by municipal departments and any other affected agencies.

Ten meetings of the Hamilton Beach Advisory Committee were held between February and August, 1989. The Committee membership and meeting schedule is included in Appendix C. The members provided extensive feedback and recommendations concerning the many relevant issues such as housing densities, parkland, open space, heritage, etc., and also met later to review the draft plan. A subcommittee was also established to deal with playgrounds, which met twice to review needs for facilities and equipment for playgrounds and playing fields.

It is intended that the Beach Advisory Committee would continue on to implement the Neighbourhood Plan.







## V NEIGHBOURHOOD PLAN

### 1.0 RESIDENTIAL

#### 1.1 Goal

Hamilton Beach will be developed to retain the existing sense of community and low rise character, to allow for compatible growth to take advantage of new municipal services, and to provide a variety of housing types for households of different needs.

#### 1.2 Policies

##### 1.2.1 Single and Double Residential

- Permitted uses will include one and two family dwellings, similar uses and accessory uses as specified by the zoning by-law for individual districts.
- Larger lot infill with lot widths of approximately 15.0 m (50 ft.), will be located in areas of existing larger lots, particularly at the Canal (north) end of the Beach.
- Smaller lot infill with lot widths of approximately 10.0 m (33 ft.), will be located in areas of existing smaller lots, especially on the Bay (west) side of Beach Blvd., and close to the Beach Centre. This is the mixed-use area located on both sides of Beach Boulevard from Arden Avenue to Kirk Road. Modified zoning would be required to permit smaller lots.
- Densities will range from approximately 18 - 30 dwelling units per net hectare (7 to 12 units per net acre), depending on the area.
- The shape and configuration of new lots as well as their size and building setbacks, may be adjusted to reflect the density and configuration of existing development in the immediate vicinity.
- Various housing styles will be encouraged, as much as possible, to reflect or complement the historical waterfront character of the Beach community.
- Building heights will be limited to a maximum of two and a half storeys, as specified by the zoning by-law for individual districts.
- In a location where there are currently many single and double family dwellings, and/or in a location outside the Beach Centre, additional areas of "single and double" residential development may be permitted. This would require amendment(s) to this plan.





### 1.2.2 Attached Housing

- Permitted uses will include townhouse dwellings, street townhouses and associated uses as specified by the zoning by-law.
- These areas will be located within or near the Beach Centre, on the Bay side of Beach Boulevard.
- Densities will be approximately 35-45 dwelling units per net hectare (14 - 18 units per net acre).
- Housing styles will be encouraged, as much as possible, to reflect or complement the existing character of the Beach, and to blend in with the existing and proposed low density housing in the vicinity.
- Building heights will be limited to a maximum of two and a half storeys.
- Amenities to be encouraged include screening and buffering to/from adjacent uses, and playgrounds and common areas, where appropriate. Site plan control will be used to guide landscaping, building location and massing.
- Groupings of no more than eight (8) units will be encouraged for townhouse developments.
- In a location on the Bay (west) side of Beach Boulevard, in areas of predominantly vacant land or land with potential for redevelopment surrounded by compatible development, and/or in a location close to the Beach Centre, additional areas for attached housing may be permitted. This would require amendment(s) to this plan.

### 1.2.3 Low Density Apartments

- Permitted uses will include multiple dwellings such as small apartment buildings and similar uses as specified by the zoning by-law.
- These areas will be located in or near the Beach Centre, on the Bay (west) side of Beach Boulevard.
- Densities will be approximately 35-75 dwelling units per gross hectare (15 - 30 units per gross acre).
- Housing styles will be encouraged, as much as possible, to reflect or complement the existing character of the Beach, and to blend in with the existing low density housing in the area.





- Building heights will be limited to three storeys.
- Amenities to be encouraged include screening and buffering to/from adjacent uses, and common areas where appropriate. Site plan control will be used to guide landscaping, building location and massing.
- Within the Beach Centre, on the Bay (west) side of Beach Boulevard, additional areas of low density apartments may be permitted. This would require amendment(s) to this plan.

#### 1.2.4 General Housing Policies

- A variety of housing densities, types and tenures will be provided to ensure a relatively self-sufficient neighbourhood with accommodation for all age groups including singles, young couples, families, seniors and households requiring affordable housing and special needs accommodation.
- 25% of the new housing units to be provided on the Beach will be in the affordable range as defined by the Province.
- Where a property is required for acquisition purposes, considerations may be given, where appropriate, to relocating associated houses which have architectural or historical value. These could be relocated to vacant lots on the Beach, with land exchanges as a possible means of accomplishing this. Any relocations of houses would be at the expense of the owner.
- Home occupations are permitted within all residential dwellings in the neighbourhood, according to the requirements in the zoning by-law specifying the nature and size of these uses.
- New residential dwellings on the Beach will be built to protect residents from noise generated by the Q.E.W. Skyway. This will be done by means of providing the required design features such as central air conditioning, double exterior walls, triple glazed windows, etc. as may be prescribed by reviewing agencies such as the Ministry of Environment.
- New residential dwellings will be located and built in a manner to ensure adequate protection from the high water table and occasional flooding in this area. This will be done by means of the creation of an open space buffer and attention to building design.
- The compatible restoration and upgrading of existing homes on the Beach will be encouraged, to ensure that the existing housing stock is maintained in good condition and in a manner compatible with the character of the area.





## 2.0 PARKS AND RECREATION

### 2.1 Goal

A co-ordinated system of parks and recreation will be developed to provide:

- A focus for recreation at the Canal lands serving tourists and community-wide users;
- A link along the lakefront between the Canal lands and Confederation Park;
- A green buffer between the residential areas and the Q.E.W.; and,
- Parks and playgrounds throughout the neighbourhood.

### 2.2 Policies

#### 2.2.1 Canal Recreation Area

- The location of this area is from the Canal to south of the junction of Beach Boulevard and Eastport Drive.
- It is recognized that the Hamilton Harbour Commissioners have the paramountcy to use their lands for shipping and navigation purposes, including the lands which they own on both sides of Beach Boulevard within the Canal Recreation Area.
- The Hamilton Harbour Commissioners, the City of Hamilton, and any other owners will be encouraged to jointly prepare a strategy for the planning and development of this area.
- Permitted uses, to serve tourist-oriented needs, include water-related and supporting recreational uses, e.g. theme park, amusement park, recreationally-oriented commercial uses, boating facilities, interpretive centres, craft centres, etc.
- Facilities to serve community needs will also be permitted, including sports fields and accessory uses. These fields for baseball, soccer and other sports will be considered for the area at the junction of Beach Boulevard and Eastport Drive, on the south side.
- Comprehensive planning and development of the Canal Area will be encouraged, to ensure:
  - pedestrian and cyclist links, providing access through the area and especially to the adjacent waters;
  - retention and enhancement of existing features where appropriate, including the lighthouse and views; and,





- design and features which are complementary to recreation facilities proposed for Burlington Beach.

### 2.2.2 Lakefront

- The location of this area is on the Lake Ontario lakefront, along the length of the entire Beach Neighbourhood, from the water's edge to the limits of the residential district.
- A suitable agency or agencies will be requested to assume the responsibility for the design, construction and operation of this area.
- Permitted uses include parkland, open space areas, minor recreational uses and accessory uses.
- The Lakefront will provide:
  - an open space link between two major recreational focal points, namely Confederation Park and the Canal Area (and thus to Burlington Beach);
  - preservation and enhancement of the natural landscape, as much as possible;
  - minimal impact on adjacent residents;
  - links to local parks and playgrounds along the Beach; and,
  - access points for lakefront users, located primarily at both ends of the Beach.

### 2.2.3 Green Buffer

- The location of this area is on the Bay (west) side of the Beach, adjacent to the Q.E.W. Highway.
- A suitable agency or agencies will assume the responsibility for the design, construction and operation of this area.
- Permitted uses include natural areas, landscaping and accessory uses.
- The green buffer will serve as:
  - a landscaped area providing a visual barrier between the developed neighbourhood and the Q.E.W.;
  - a means of providing distance separation between the Q.E.W. and adjacent residential uses, to help reduce the impacts of noise and air pollution;





- an area of water collection to minimize flood and groundwater damage; and,
- a pedestrian/cyclist link along the Bay (west) side of the neighbourhood.

#### 2.2.4 Parks and Playgrounds

- These areas are located at intervals along the Beach, approximately 1 km or less apart, in order to be as accessible as possible to all neighbourhood residents.
- The Public Works Department, Parks Section will assume the responsibility for the design, construction and operation of these areas.
- Permitted uses include landscaped parkland, playgrounds and accessory uses.
- An area on the Bay side of the Beach Centre is designated for Parks and Playgrounds in the short term, for use as a community park. In the long term, this site will be reviewed for other community uses such as meeting rooms and educational uses such as a small school site, should this be warranted by changes in the student population.
- Parks and playgrounds will function as both self-contained recreational areas, and as links to the Lakefront. They will be developed and upgraded as necessary to reflect the needs of neighbourhood residents.





### 3.0 COMMERCIAL

#### 3.1 Goal

A hierarchy of commercial centres will be established and located to serve the neighbourhood and tourists.

#### 3.2 Policies

##### 3.2.1 Neighbourhood Commercial

- These areas are located at intervals along the Beach, preferably no more than 1 km apart, particularly in areas where there are no other types of commercial uses.
- Permitted uses include commercial establishments which generally provide goods and services for the daily needs of Beach residents, such as variety stores, hairdresser, etc. and accessory uses.
- Neighbourhood commercial areas will be designed to be:
  - in the form of small groups of establishments;
  - limited to no more than three storeys in height; and,
  - combined with a residential component, where possible.

##### 3.2.2 Community Commercial

- These areas are located within the Beach Centre, on the Bay (west) side of the Beach Boulevard.
- Permitted uses include commercial establishments which generally provide goods and services for the weekly needs of Beach residents, such as grocery stores, drug stores, business and professional offices, etc. and accessory uses.
- Community commercial areas will be designed to be:
  - combined with a residential component, where possible; and,
  - limited to no more than three storeys in height.

##### 3.2.3 Tourist Commercial

- These uses are located in areas near the Canal (north) end of the Beach, and within the Beach Centre.
- Permitted uses include restaurants, recreational and entertainment uses, etc. and accessory uses, to serve tourists and visitors to the Beach as well as residents.



- Tourist commercial areas will be designed to be:
  - limited to no more than three storeys in height.

#### 3.2.4 General Policies

- Commercial uses of all types will be designed to include:
  - sufficient accessible on site parking;
  - adequate landscaping and buffering of uses from adjacent residential uses;
  - business signs and lights which are directed away from and shielded from adjacent residential uses;
  - incorporation of residential units into compatible commercial uses; and,
  - adaptive reuse, where possible, of existing buildings to retain the character of the Beach, or the use of new buildings of compatible design.





#### 4.0 CIVIC AND INSTITUTIONAL

##### 4.1 Goal

Community facilities of educational, cultural, religious and related types serving the residents of the Beach Neighbourhood should be easily accessible.

##### 4.2 Policies

- 4.2.1 Existing and any future religious institutions such as churches and other places of worship will be designated "Civic and Institutional". Such uses will be encouraged to provide landscaping, and to be designed so as to reflect the character of the Beach.
- 4.2.2 The Bell Cairn Employee Development Centre is designated "Civic and Institutional," and will be encouraged to continue its efforts to accommodate the needs of area residents, by means such as sharing facilities, e.g. meeting rooms and parking, where possible.
- 4.2.3 The Beach Rescue Association will be encouraged to allow continued public use of its community hall, which is designated "Civic and Institutional".
- 4.2.4 An area on the Bay side of the Beach Centre will be designated and used for a park in the short term, and will be reviewed for other community uses such as possible meeting rooms and/or educational uses in the long term.





## 5.0 URBAN DESIGN AND HERITAGE

### 5.1 Goal

The Beach will be developed with special attention to urban design principles including conservation of architectural and historical character, and compatible high quality building design.

### 5.2 Policies

- 5.2.1 Heritage, waterfront and green space will be considered as design elements for the redevelopment of the Beach neighbourhood. These elements will be incorporated as much as possible into the design of new and renovated buildings, street furniture and lighting, gateway treatments, etc. for the Beach as well as for parks improvements.
- 5.2.2 Gateway treatments may be considered for the two entrances to the Beach, namely the Canal Area at the northern end, and the junction of Beach Boulevard and Eastport Drive at the southern end. These gateway treatments will include features such as landscaping and landmarks which incorporate the design elements for the Beach, and which provide distinct points of entrance to this neighbourhood. The owners of the vacant lands under the Skyway Bridge at the canal will be encouraged to beautify these lands to enhance this gateway.
- 5.2.3 The special features which are unique to the Beach, such as the Lift Bridge, views to the Q.E.W. Skyway Bridge, the lighthouse and lightkeeper's house, etc. will be addressed in the planning of parks and recreational areas, and will be given special design attention. The lighthouse and lightkeeper's house at the Canal will be designated under the Ontario Heritage Act and restored to create a feature of historical interest and interpretive value.
- 5.2.4 The visual identity of the Beach Centre will be reinforced by greater density, preferably with mixed use buildings up to a maximum of three-storeys in height, pedestrian orientation, and other appropriate design features.
- 5.2.5 The treed boulevard which extends along much of the length of Beach Boulevard will be maintained, and will be enhanced and extended where possible.
- 5.2.6 Buildings which are designated under the Ontario Heritage Act will be preserved and enhanced.
- 5.2.8 Other buildings with architectural and/or historical significance, especially buildings listed by LACAC, will be preserved where possible, and enhanced by designation, where the owner is in agreement.



- 5.2.9 A Heritage Conservation District for the north-central portion of the Beach may be considered in order to retain the special character of this area, where there is presently a high concentration of heritage buildings. This would enable control over the type and scale of infill in this area, as well as the retention of existing heritage features of buildings.
- 5.2.10 The overall heritage character of the Beach will be enhanced where possible by various means to retain and recapture the historic features of the past, such as former landmark buildings, historic sites, features associated with the former Radial line such as signs indicating Station numbers, etc. This will be done by means such as historical plaques, information signs with a heritage design, street furniture and light standards which have a heritage design.
- 5.2.11 The general appearance and livability of Hamilton Beach will be upgraded by proper maintenance and improvement of facilities, including open space areas.





## 6.0 ENGINEERING SERVICES

### 6.1 Goal

Sanitary sewers will be extended to the Hamilton Beach Neighbourhood as soon as possible to replace the existing private septic systems, prior to the construction of new homes and businesses. Water services will also be upgraded as necessary.

### 6.2 Policies

- 6.2.1 Sanitary sewers will be designed and installed to serve the potential development proposed in the neighbourhood plan.
- 6.2.2 New development will be permitted following the installation of sanitary sewers.
- 6.2.3 Special funding may be sought, if considered appropriate, to assist with the costs of extending sanitary sewers to the Beach.
- 6.2.4 Major improvements to existing septic systems will not be permitted prior to the construction of new sewers.
- 6.2.5 The municipal water supply system will be upgraded by improvements on some of the side streets in the Beach neighbourhood, as determined necessary.
- 6.2.6 Storm sewer systems will continue to be monitored to ensure that they adequately serve the special drainage characteristics of the Beach, such as the high water table and relatively level topography.





## 7.0 TRANSPORTATION AND UTILITIES

### 7.1 Goal

Roadways and pathways for pedestrians and cyclists within the Beach Neighbourhood will be designed to provide for safe, efficient movement of vehicles and people. Utilities will be located to provide adequate service and to minimize land use conflicts with residential and open space uses.

### 7.2 Policies

- 7.2.1 Through traffic will be directed towards major roadways, particularly Eastport Drive, and away from residential areas, by means such as roadway design and signage.
- 7.2.2 The design of roadways, intersections, access points and posted speeds will be reviewed as necessary to ensure compatibility with adjacent land uses, especially in the section of Eastport Drive between the canal and Beach Boulevard, and at the south end of Beach Boulevard.
- 7.2.3 Higher density development should have access directly to Beach Boulevard.
- 7.2.4 Sufficient parking for residents and visitors will be provided for new residential development and redevelopment, with special regard to small lot infill on side streets. Sufficient parking will also be provided for other uses, such as commercial developments.
- 7.2.5 The existing sidewalk system will be enhanced by new pathways to provide a comprehensive pedestrian link system. Safety and accessibility for all users, including the handicapped will be provided.
- 7.2.6 Transit service will continue to play an important role on Hamilton Beach.
- 7.2.7 The Province will be encouraged to screen views and buffer noise related to the adjacent Q.E.W. Skyway, by means such as the provision of appropriate visual and noise barriers.
- 7.2.8 Sweeping of the Q.E.W. Skyway and other area roadways as early in the spring as safely possible will be encouraged, to minimize dustfall in the neighbourhood, resulting from winter salt and sand blowing from these roadways.
- 7.2.9 Any initiatives to study the rerouting of utilities presently located along the Beach, such as the Hydro transmission corridor and associated towers, and the natural gas pipeline, will be encouraged.



## 8.0 IMPLEMENTATION

### 8.1 Beach Advisory Committee

The existing Beach Advisory Committee will continue to serve as a means for providing public input on matters related to the neighbourhood plan finalization and implementation:

- Representation will include three members of City Council; one member of Regional Council; three members of the Hamilton Region Conservation Authority; one representative of the Hamilton Harbour Commissioners; approximately ten citizens of Hamilton Beach, and one citizen-at-large.
- Staff of the Planning and Development Department will organize the Committee and co-ordinate technical input.
- Staff of various municipal departments and agencies will act as resource persons to the committee.
- Local MP, MPP, and other interested parties will be kept advised of the activities of the Committee.
- The Beach Advisory Committee will work with staff to review implementation measures, establish priorities and advise on policy amendments, urban design and heritage initiatives, parks and recreation planning, strategies for property sale/acquisition, and other actions.

### 8.2 Policy Amendments

The Planning and Development Department, by means of the procedures required by the Planning Act and within their accepted practices, will undertake, with public participation :

- Amendments to the City of Hamilton Official Plan, to incorporate the approved land use plan and policies;
- Amendments to the Zoning By-Law, and site plan agreements, where applicable; and,
- Amendments to the Hamilton Beach Neighbourhood Plan, if required in future, and periodic Plan Review.

### 8.3 Urban Design and Heritage

The Planning and Development Department, the Urban Design Committee and LACAC will consider the preparation of:

- Design guidelines for various land use types;





- Gateway treatments for the two entrances to the Beach; and,
- Heritage initiatives, including:
  - inventories of heritage buildings,
  - additional designations with owner's consent,
  - notification of owners of listed buildings,
  - investigation of heritage district plans,
  - preservation of landmarks, e.g. lighthouse,
  - dissemination of heritage information

#### 8.4 Parks and Recreation

Detailed individual development plans will be prepared for the various park and open space areas, using the Beach Neighbourhood Plan for overall direction, and with consultation between the various affected agencies:

- Plans for the Canal Recreational Area and the Lakefront will be co-ordinated by a suitable agency or agencies, with the Hamilton Harbour Commissioners, and taking into account the authority and intentions of the H.H.C;
- Plans for the Green Buffer and the Parks and Playgrounds will be co-ordinated by a suitable agency or agencies.

#### 8.5 Other Ongoing Issues and Monitoring

The appropriate affected departments and agencies, through coordination by the Planning and Development Department where appropriate, with the Beach Advisory Committee, will review implementation measures, establish priorities and take action on:

- Installation of sewers and associated infrastructure improvements, e.g. roadway upgrading;
- Strategy for property sales and acquisitions, especially for publically-owned land, including the disposition of vacant parcels, development approvals, design briefs, development competitions and possible relocation of buildings. This will be done with input from all affected land owners, including the Hamilton Region Conservation Authority; the Ministry of Natural Resources, the Ministry of Transportation and the City of Hamilton;
- Possible funding for community improvement under the PRIDE program, with the Public Works Department and Parks Staff Committee;
- Mitigation of environmental factors such as air and noise pollution; and,
- Monitoring of need for educational facilities and recreational services.



**APPENDIX B**  
**NEIGHBOURHOOD PLANNING PROCESS**

**DATA COLLECTION**

**DATA COLLECTION**

- statistics, site surveys, policies
- collection of background information
- comments from technical departments

**PLAN PREPARATION**

**CITIZEN'S COMMITTEE MEETINGS**

- orientation and discussion
- presentation of background materials
- identification of problems with technical departments
- development of goals and objectives
- submission of briefs by members
- formulation of alternative plans
- development and review of proposals and policies

**FEEDBACK FROM DEPARTMENTS**

**DRAFT NEIGHBOURHOOD PLAN**

- circulation to technical departments for comments

**PUBLIC MEETING APPROVAL**

**PLANNING AND DEVELOPMENT COMMITTEE**

- authorization of public meeting on the proposed plan

**PUBLIC MEETING**

**PLANNING AND DEVELOPMENT COMMITTEE**

- plan presented to all neighbourhood citizens and owners
- written submissions invited from the public

**STAFF REVIEW**

**STAFF REPORT**

- revisions to plan, and final report presentation
- comments on written submissions

**PLANNING COMMITTEE REVIEW**

**PLANNING AND DEVELOPMENT COMMITTEE**

- final plan and report presented
- plan approved

**COUNCIL ADOPTION**

**COUNCIL**

- adoption of plan

**IMPLEMENTATION**

**IMPLEMENTATION**

- official plan
- zoning
- site plan control
- administrative procedures
- budget
- public and private expenditures

PLANNING AND DEVELOPMENT DEPARTMENT  
HAMILTON - WENTWORTH REGION





HAMILTON BEACH ADVISORY COMMITTEE

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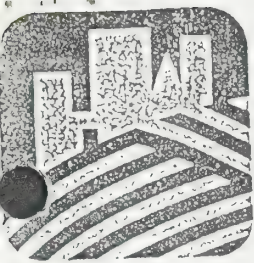
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THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department  
71 Main Street West, Hamilton, Ontario L8N 3T4

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HAMILTON BEACH ADVISORY COMMITTEE

Preliminary Meeting Schedule for

February - June, 1989

<u>MEETING DATE</u>	<u>DISCUSSION TOPICS</u>	<u>RESOURCE PEOPLE</u>
	<u>Introduction</u>	
1. Thursday, February 9	Purpose of Committee: Beach History; Facts and Figures; Community Questionnaire; Neighbourhood Plan Process.	Planning Department - David Godley - Vanessa Grupe
	<u>Rationale for Residential Preservation and Concept Plan</u>	
2. Thursday, February 23	Economic Considerations, e.g. parkland vs. community buffers, housing; health factors, e.g. flooding, air quality, noise	Moore/George - Rick Moore; Engineering Dept.; Medical Officer of Health; Min. of Environment
	<u>Residential Development</u>	
3. Thursday, March 9	Heritage Resources and Funding; Residential Infill Issues, e.g. lot sizes, density, landscaping, design.	Planning Department - Nina Chapple - David Godley - Vanessa Grupe
	<u>Mixed Use/Special Study Area</u>	
4. Thursday, March 23	Community Centre needs; townhouse and apartments density design; Provincial Employees' Training Centre; Commercial Uses	Culture and Recreation; Planning Department; Ministry of Correc- tional Services



# HAMILTON BEACH ADVISORY COMMITTEE

## Revised Meeting Schedule for

### Remaining Meetings

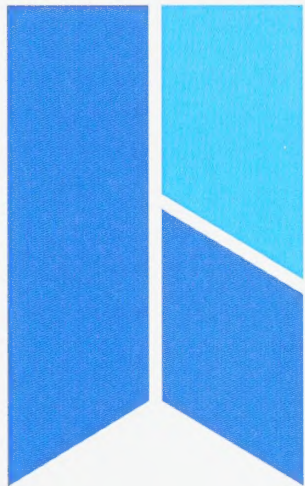
<u>MEETING NO. AND DATE</u>	<u>DISCUSSION TOPICS</u>	<u>RESOURCE PEOPLE</u>
<u>Local Recreation and Harbour Lands</u>		
5. Thursday, April 13	Beach walkway; Breezeways design; Boating facilities on HHC lands; Eastport Industrial lands; Playgrounds and playing fields; Community Development Programs	Planning Department; Hamilton Harbour Commissioners; Parks Division; Community Development
Thursday, April 27	Postponed	
<u>Regional Recreation and Education</u>		
6. Thursday, May 11	Confederation Park facilities, Burlington Beach recreational facilities; Educational facilities	H.R.C.A.; Halton; Board(s) of Education staff as required
<u>Transportation, Utilities and Services</u>		
7. Thursday, May 25	Provincial Highways, Regional Roads, Transit Services, Hydro, Railway, Fire, Police and other services	Transportation, Traffic, M.T.C. staff as required
<u>Presentations by Members</u>		
8. Thursday, June 8	Proposed policy statements and any outstanding topics	Committee Members; Planning Department
<u>Presentations by Members</u>		
9. Thursday, June 22	Proposed policy statements and any outstanding topics	Committee Members; Planning Department





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